

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
NW/S Westridge Road, 830.02 ft.	* ZONING COMMISSIONER
W of c/l Alter Street	
6826 Alter Street	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 95-246-A
Joseph H. Garner, Jr., et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Joseph H. Garner, Jr., and Mary Ann Garner, his wife, for that property known as 6826 Westridge Road in the Campfield Gardens subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Sections 1B02.3.B. and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 4 ft. for an open projection (deck), and a sum of side yard setbacks of 14 ft. in lieu of the required 9 ft. and 19 ft., respectively. All of the relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date 2/1/95

By M. H. H. H.

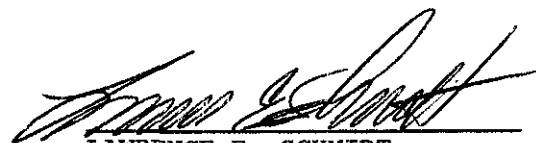
MICROFILMET

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of February, 1995 that the Petition for a Zoning Variance from Sections 1B02.3.B. and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 4 ft. for an open projection (deck), and a sum of side yard setbacks of 14 ft., in lieu of the required 9 ft. and 19 ft., respectively, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES:mmm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 16, 1995

Mr. and Mrs. Joseph H. Garner, Jr.  
6826 Westridge Road  
Baltimore, Maryland 21207

RE: Petition for Administrative Variance  
Case No. 95-246-A  
Property: 6826 Westridge Road

Dear Mr. and Mrs. Garner:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





# Petition for Administrative Variance

95-246-A

## to the Zoning Commissioner of Baltimore County

for the property located at 6826 Westridge Rd

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) **1B02.3.B (R-6; 211.3), 301.1**

**To allow a side yard setback of 4 feet for an open projection (porch) and a sum of side yard setbacks of 14 ft. in lieu of the required 9 ft. & 19 ft., respectively.**

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

*See other side.*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Rene N. Caron  
(Type or Print Name)

Rene N. Caron  
Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Joseph H. Garverda  
(Type or Print Name)

Joseph H. Garverda  
Signature

Mary Ann Garner  
(Type or Print Name)

Mary Ann Garner  
Signature

6826 Westridge Rd.  
Address Phone No.

Balto, Md, 21207  
City State Zipcode  
Name, Address and phone number of representative to be contacted

Rene Caron  
Name

1168 Pelham Woods Rd 938-8472  
Address Phone No.

BALTO, 21234

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 1-20-95

ESTIMATED POSTING DATE: 1-29-95

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 251

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

6826 West Ridge Rd  
address  
Baltimore MD 21207  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The PRESENT ZONING REQUIRES 7.5 of Setback to the Property line. We would like to Build an open wood deck 10'x13' which LEAVES a SET BACK of ONLY 4'

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joseph H Garner  
(signature)  
JOSEPH H GARNER  
(type or print name)



Mary Ann Garner  
(signature)  
MARY ANN GARNER  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of November, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/18/94  
date

Phillip Z. Walter  
NOTARY PUBLIC

My Commission Expires:

MARCH 8, 1998

ZONING DESCRIPTION FOR

68 26 WESTRIDGE RD. #251  
(address) 95-246-A

Beginning at a point on the Northwest side of WESTRIDGE RD.  
(north, south, east or west) (name of)

\_\_\_\_\_ which is 50'  
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 830.02 Ft W of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Alter St E  
(name of street)

which is 50' wide. \*Being Lot # 134,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # 2 in the subdivision of CAMPFIELD GARDENS  
(name of subdivision)

as recorded in Baltimore County Plat Book # 18, Folio # 42, containing

6,138 # ± Also known as 6826 Westridge Rd  
(square feet or acres) (property address)

and located in the 3<sup>rd</sup> Election District, 2 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number.



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-246-A

Account: R-001-6150

Date 1-20-95

Item Number 251  
Taken in by JIL

Owner: Joseph Ganner  
(Contract Purchaser Rene Caron)  
Site: 6826 Westridge Rd.

# 010	Residential Variance-Admin-filing fee	50. <sup>00</sup>
# 080	Sign & posting	35. <sup>00</sup>
Total		85. <sup>00</sup>

MICROFILMED

03AD3#0100MICRC  
BA 0010#24ANDL-20-95

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JANUARY 26, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-246-A (Item 251)  
6826 Alter Street  
NW/S Westridge Road, 830.02' W of c/l Alter Street  
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before January 29, 1995. The closing date (February 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Joseph and Mary Ann Garner, 6826 Westridge Road, 21207  
Rene Caron, 1168 Pelham Woods Road, 21234

MICROFILMED





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 7, 1995

Mr. and Mrs. Joseph Garner  
6826 Westridge Road  
Baltimore, Maryland 21207

RE: Item No.: 251  
Case No.: 95-246-A  
Petitioner: Mr. Rene Caron

Dear Mr. and Mrs. Garner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED





**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

2-1-95

**Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204**

Re: Baltimore County  
Item No.: *\* 2*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

**Please contact Bob Small at 410-333-1350 if you have any questions.**

**Thank you for the opportunity to review this item.**

Very truly yours,

Bob Small

for

**Ronald Burns, Chief  
Engineering Access Permits  
Division**

BS/

2011-12-12

My telephone number is \_\_\_\_\_

**Maryland Relay Service for Impaired Hearing or Speech**  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: February 6, 1995  
Zoning Administration and Development Management

FROM: *Sub* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 6, 1995  
Items 237, 244, 247, 248, 249 and 251

The Developers Engineering Section has reviewed  
the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: January 27, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 240, 241, 244, 248, 249, and 251

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Dary Kerns*

PK/JL

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: January 20, 1995

TO: Zoning Commissioner  
Deputy Zoning Commissioner

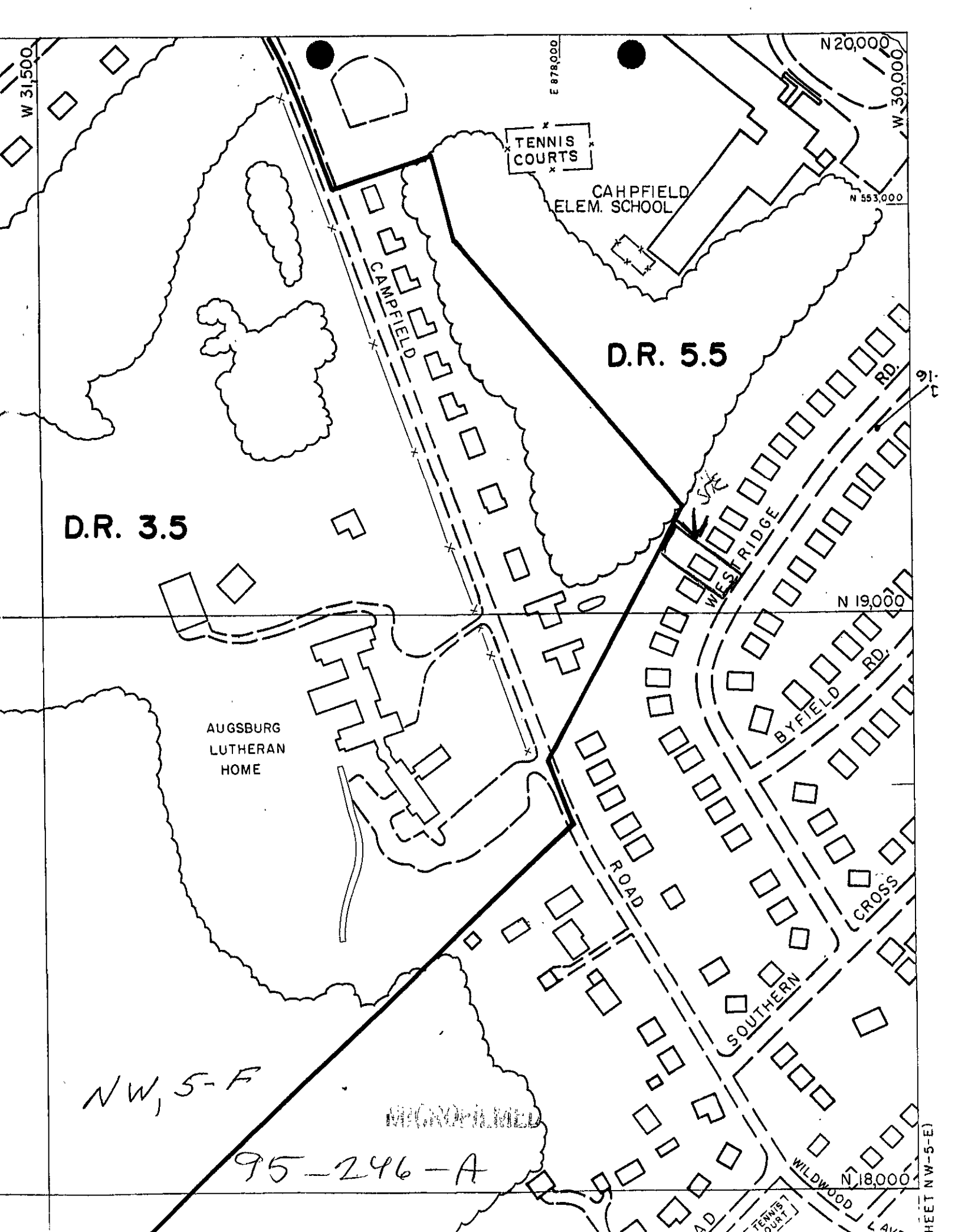
FROM: John J. Sullivan, Jr.  
Planner II, ZADM

SUBJECT: Item #251  
Administrative Variance Petition

Mr. Rene Caron, contract purchaser and petitioner, appeared today for his 9:45 a.m. filing appointment. I informed Mr. Caron that only 2 of the 3 required variance petition forms had been notarized. I informed him that he had two alternatives...one to come back another time with the 3rd form notarized or to submit the package as is with the probability of it being rejected.

JJS:scj

RECEIVED  
JAN 21 1995



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6826 WESTRIDGE Rd

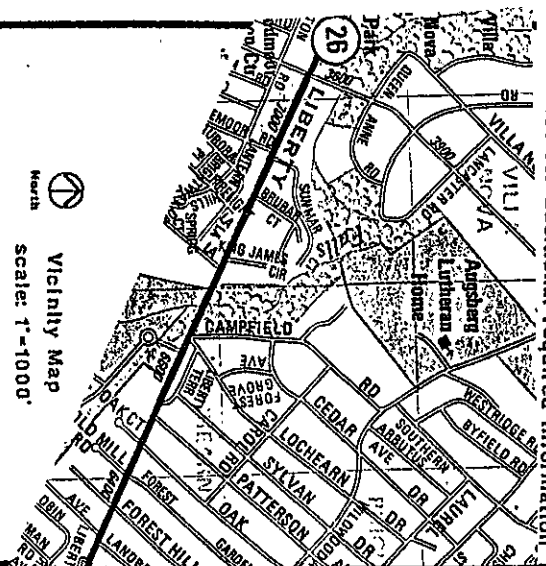
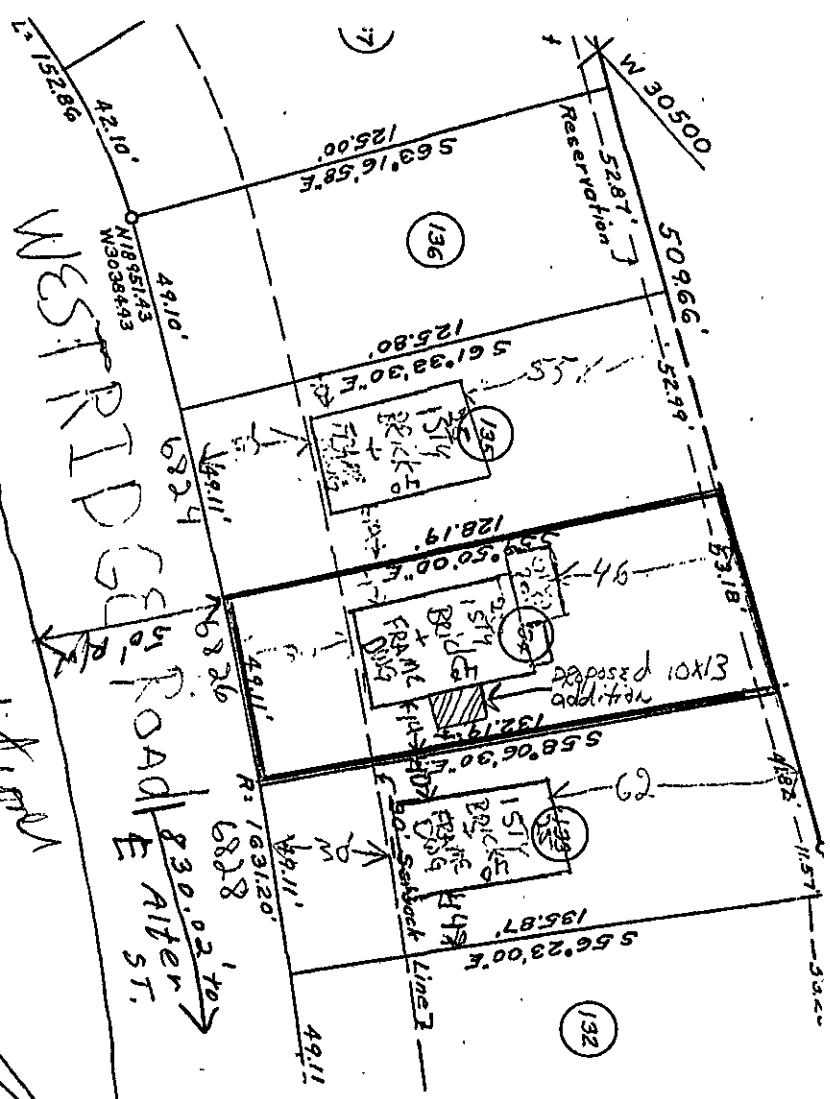
see pages 5 & 6 of the CHECKLIST for additional required information.

Subdivision name: Campfield Gardens

95-246-A

plat book# 18, folio# 43, lot# 137, section# 2

OWNER: Campfield Gardens Joseph & Mary Ann Garber



## LOCATION INFORMATION

Election District: 3  
Councilmanic District: 2

T=200' scale map#: DR-5.5 NW 1 S-F  
Zoning: DR-5.5 NW 1 S-F  
Lot size: 1409 6138.75  
acreage square feet

Chesapeake Bay Critical Area: ☐ Yes ☒ No  
Prior Zoning Hearings: None

## Zoning Office USE ONLY!

reviewed by: AA ITEM #: 251 CASE#:

North  
date: 12/1/95  
prepared by: RENE CARMAN Scale of Drawing: 1"= 50'

MICROFILMED



PREPARED BY AIR PHOTOGRAPHICS, INC.  
MANTISSBURG, W. V. 26041

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY	JANUARY 1968	MILFORD <i>MICROFILMED</i>	N.W. 5-F

AIRPHOTO

95-246-A

#  
251



IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
NW/S Westridge Road, 830.02 ft.  
W of c/1 Alter Street  
6826 Westridge Road  
3rd Election District  
2nd Councilmanic District  
Joseph H. Garner, Jr., et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-246-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Joseph H. Garner, Jr., and Mary Ann Garner, his wife, for that property known as 6826 Westridge Road in the Campfield Gardens subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Sections 1802.3.B. and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 4 ft. for an open projection (deck), and a sum of side yard setbacks of 14 ft. in lieu of the required 9 ft. and 19 ft., respectively. All of the relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of February, 1995 that the Petition for a Zoning Variance from Sections 1802.3.B. and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 4 ft. for an open projection (deck), and a sum of side yard setbacks of 14 ft. in lieu of the required 9 ft. and 19 ft., respectively, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 16, 1995

Mr. and Mrs. Joseph H. Garner, Jr.  
6826 Westridge Road  
Baltimore, Maryland 21207

RE: Petition for Administrative Variance  
Case No. 95-246-A  
Property: 6826 Westridge Road

Dear Mr. and Mrs. Garner:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 687-3391.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 6826 Westridge Rd which is presently zoned DR-55

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (R-6; 211.3), 301.1

To allow a side yard setback of 4 feet for an open projection (porch) and a sum of side yard setbacks of 14 ft. in lieu of the required 9 ft. & 19 ft., respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See other side

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Leasee Type of Petitioner <u>Owner</u> Name <u>Joseph H. Garner, Jr.</u> Address <u>6826 Westridge Rd</u> City <u>Baltimore</u> State <u>MD</u> Zip Code <u>21207</u> Phone No. <u>410-212-2127</u>	Legal Owner Type of Petitioner <u>Owner</u> Name <u>Joseph H. Garner, Jr.</u> Address <u>6826 Westridge Rd</u> City <u>Baltimore</u> State <u>MD</u> Zip Code <u>21207</u> Phone No. <u>410-212-2127</u>
--	--

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 17th day of February, 1995, that the subject matter of this petition be and be subject to hearing at 11:00 AM on February 17, 1995 at the Zoning Commission of Baltimore County, in the main session of general session throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY LES DATE 1-20-95  
ESTIMATED POSTING DATE 1-29-95

Printed with Soybean Ink  
on Recycled Paper

ITEM # 251

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 6826 Westridge Rd

Baltimore MD 21207  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address, (indicate whether or not a public hearing is required):

The present zoning requires 7.5 of setback to the property line. We would like to build an open wood deck 10'x13' which leaves a set back of only 4'

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joseph H. Garner, Jr. Mary Ann Garner  
Signature of Affiant(s)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 11 day of November, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/18/94  
Notary Public  
My Commission Expires: MARCH 8, 1998

ZONING DESCRIPTION FOR 6826 Westridge Rd #251  
(address)

Beginning at a point on the Northwest side of Westridge Rd  
(north, south, east or west) (name of street)

which is 50' (number of feet of right-of-way width)  
street on which property fronts)

wide at the distance of 830.02 ft W of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Alter St E  
(name of street)

which is 50' wide. \*Being lot # 134.  
(number of feet of right-of-way width)

Block 2 Section 2 in the subdivision of CAMPFIELD GARDENS  
(name of subdivision)

as recorded in Baltimore County Plat Book # 18 Folio # 42, containing  
6,138 sq ft Also known as 6826 Westridge Rd  
(square feet or acres) (property address)

and located in the 3rd Election District, 2nd Councilmanic District.

If your property is not recorded by Plat Book and Folio Number:

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-246-A

Account: R-001-6150

Date 1-20-95

Owner: Joseph Garner

Contract Purchaser Rene Caron

Site: 6826 Westridge Rd

± 010 — Residential Variance Appn - filing fee — 50.00

± 000 — sign & posting — 35.00

Total — 85.00

Please Make Checks Payable To: Baltimore County  
03403#01001CHRC  
BA 00105244MD1-01-95  
\$85.00

Quality Publications

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JANUARY 26, 1995

#### OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-246-A (Item 251)  
6826 Alter Street  
8826 Westridge Road, 830.02' W of c/1 Alter Street  
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This action also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before January 29, 1995. The closing date (February 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl John  
Director

cc: Joseph and Mary Ann Garner, 6826 Westridge Road, 21207  
Rene Caron, 1168 Palham Woods Road, 21234

Printed with Soybean Ink  
on Recycled Paper



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 7, 1995

Mr. and Mrs. Joseph Garner  
6826 Westridge Road  
Baltimore, Maryland 21207

RE: Item No.: 251  
Case No.: 95-246-A  
Petitioner: Mr. Rene Caron

Dear Mr. and Mrs. Garner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc., are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

2-1-95

Re: Baltimore County  
Item No.: 251 (TJS)

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
for Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: February 6, 1995

FROM: Robert W. Bowline, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 6, 1995  
Items 237, 244, 247, 248, 249 and 251

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB/pw

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: January 27, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 240, 241, 244, 248, 249, and 251

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long  
Division Chief: Gary Klein

PK/JL

ITEM240/PZONE/TEXTJWL

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: January 20, 1995

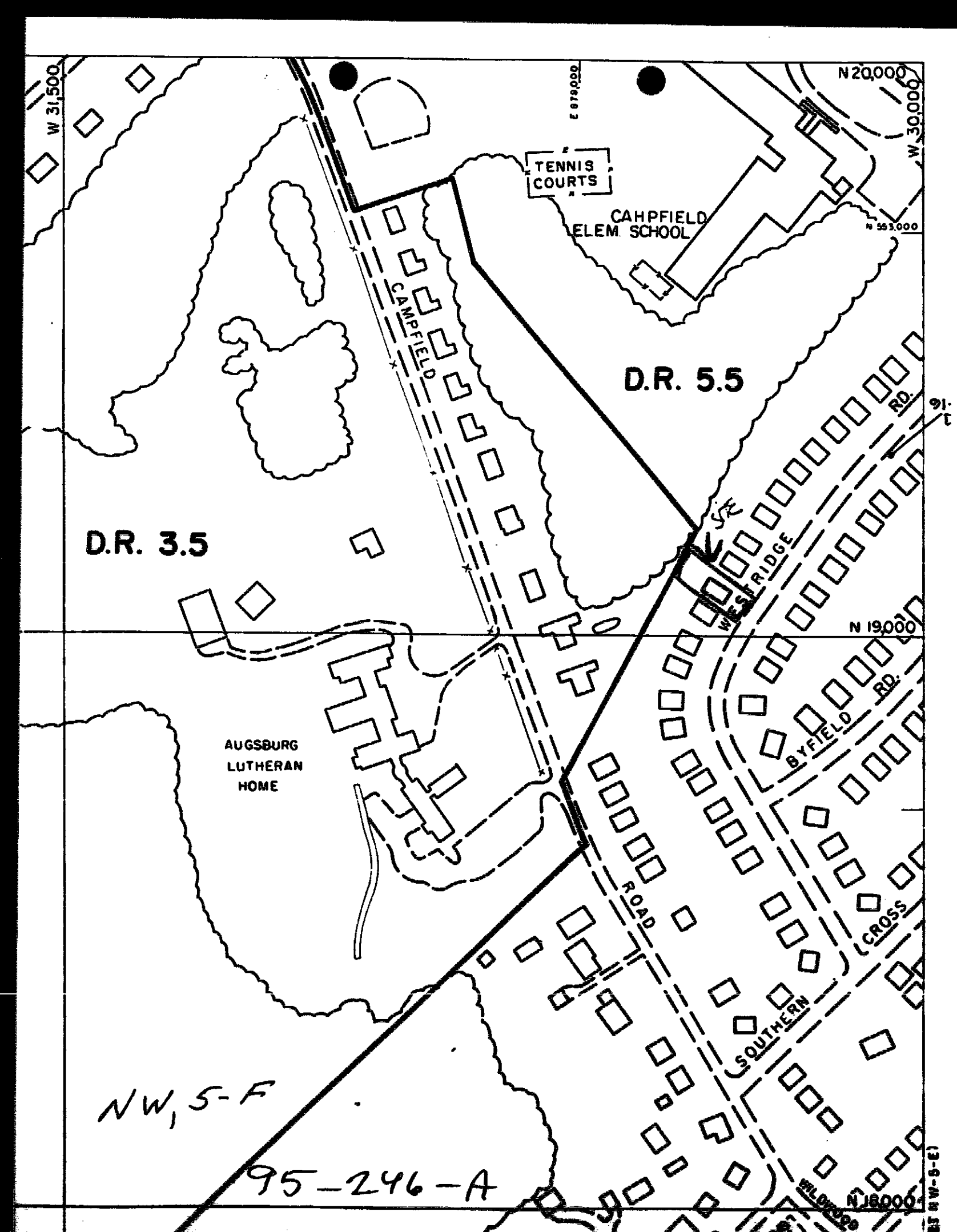
TO: Zoning Commissioner  
Deputy Zoning Commissioner

FROM: John J. Sullivan, Jr.  
Planner II, ZADM

SUBJECT: Item #251  
Administrative Variance Petition

Mr. Rene Caron, contract purchaser and petitioner, appeared today for his 9:45 a.m. filing appointment. I informed Mr. Caron that only 2 of the 3 required variance petition forms had been notarized. I informed him that he had two alternatives...one to come back another time with the 3rd form notarized or to submit the package as is with the probability of it being rejected.

JJS:acj



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6826 WESTRIDGE RD

Subdivision name: CAMPFIELD WOODS - 95-246-A

Plot books: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

OWNER: CAMPFIELD WOODS - JOSEPH & MARY ANN GARDE

LOCATION INFORMATION

Election District: 3

Councilmanic District: 2

1"=200' scale map: NW, S-F

Zoning: DR-5.5

Lot size: 1409 63825 square feet

SEWER: ☒ WATER: ☒ Chesapeake Bay Critical Area: ☒ Prior Zoning Hearing: NONE

Zoning Office USE ONLY

reviewed by: JJS CASE: 251

Scale of Drawing: 1"=50'





95-246-A

#  
251

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200'±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

MILFORD

N.W.  
5-F

MICROFILMED